

4, 6, 6a Station Road & 2 The Horsefair, Hinckley, Leicestershire LE10 1AW

Freehold Retail Parade Investment

Lot 46

£39,400 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversions)
4A	Ground	Retail	63.08 sq m (679 sq ft)	VAPE LEICESTER LIMITED	5 years from 18/12/2015 (1)	£12,000	(17/12/2020)
6	Ground	Retail	75.80 sq m (816 sq ft)	HEADWAY-THE BRAIN INJURY ASSOCIATION	5 years from 21/11/2016 (2)	£14,000	(20/11/2021)
6A	Ground	Retail	107.76 sq m (1,160 sq ft)	HOPE CLOTHING LIMITED	10 years from 15/06/2016 (3)	£13,000	15/06/2020 (14/06/2026)
Flat 1, 3,4,5,6, 7 & 8	First & Second	Residential	5 x Two Bed Flats & 2 x One Bed Flats	INDIVIDUALS	7 x 125 year leases from 01/02/2005	£350	(01/02/2130)
Flat 2	First	Residential	Two Bedroom Flat	INDIVIDUAL	125 year lease from 01/02/2005	£50	(01/02/2130)
Total Commercial Area:			246.64 sq m (2,655 sq ft)			£39,400	

- (1) The lease provides an option to determine on 18/12/2018.
 (2) The lease provides an option to determine on 21/11/2019.
 (3) The lease provides an option to determine on 15/06/2021.

Key Details

- Three ground floor retail units with residential uppers (let on 125 year leases)
- Prominent corner position in town centre
- Close proximity to the pedestrianised prime retail pitch and The Crescent Shopping Centre
- Nearby occupiers include HSBC, Thomas Cook, Boots Opticians and Clarks

On Behalf of a Major Fund Manager

Location

Miles: 13 miles south-west of Leicester
 4 miles north-east of Nuneaton
 Roads: A47, M69, A50
 Rail: Hinckley Rail
 Air: Birmingham International Airport

Situation

The property is located on the busy thoroughfare of Station Road, occupying a prominent position between the traditional prime retailing pitch and the new Crescent Shopping Centre and Hinckley Station. Market Place, located just to the north, is home to Hinckley's historic market occurring three times a week. The Crescent Shopping Centre to the south is home to occupiers including Cineworld, Sainsbury's Superstore, Wildwood and TK Maxx. Other nearby occupiers include HSBC, Thomas Cook, Boots Opticians and Clarks.

Description

The property comprises a substantial corner property comprising three ground floor retail units fronting Station Road, with the 8 self-contained residential flats on the first and second floors accessed via a dedicated entrance on The Horsefair.

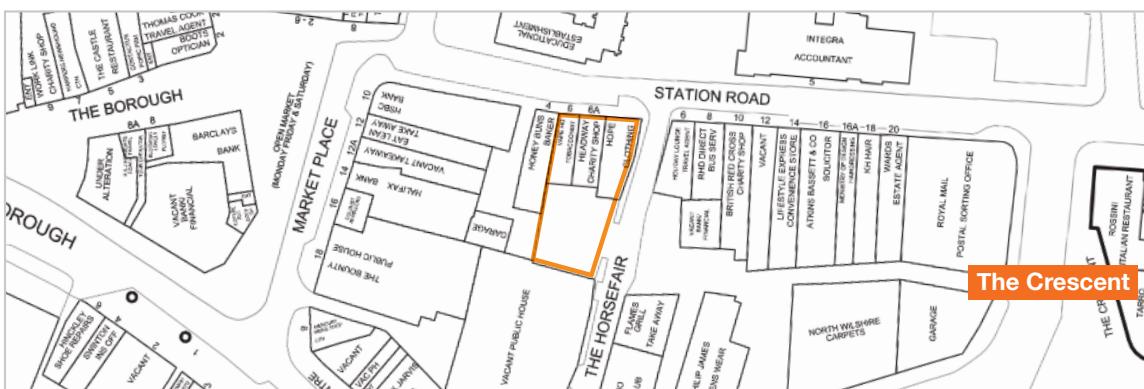
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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